

The court incorporates by reference in this paragraph and adopts as the findings and orders of this court the document set forth below. This document was signed electronically on September 20, 2018, which may be different from its entry on the record.

**IT IS SO ORDERED.**

Dated: September 20, 2018



  
ARTHUR I. HARRIS  
UNITED STATES BANKRUPTCY JUDGE

**IN THE UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF OHIO  
EASTERN DIVISION**

IN RE RICHARD M. OSBORNE  
*Debtor*

CASE No. 17-17361  
CHAPTER 11  
JUDGE ARTHUR I. HARRIS

**AGREED ORDER ON MOTION OF RECEIVER ZACHARY B. BURKONS FOR TURNOVER OF PROPERTY AND DEBTOR'S RESPONSE**

Before the Court is the Motion of Receiver Zachary B. Burkons for Turnover of Property [Doc. 201] ("Motion" and "Receiver"), and the Response of Richard M. Osborne to Motion of Receiver Zachary B. Burkons for Turnover of Property [Doc. 228] ("Debtor" and "Response"). A hearing on the Motion and the Response having been scheduled for September 18, 2018 at 11:00 AM, all parties agreeing to the entry of this order, the Court FINDS and ORDERS as follows:

The Court FINDS:

1. On December 17, 2017 (the "Petition Date"), the Debtor filed his voluntary petition for relief under chapter 11 of title 11 of the United States Code (the "Bankruptcy Code").

2. The Debtor has continued in possession of his property and has continued to operate and manage his businesses as debtor-in possession pursuant to §§ 1107(a) and 1108 of the Bankruptcy Code. No request has been made for the appointment of a trustee or examiner, and the United States Trustee has indicated that no official creditor committee is being formed in this case.

3. Hamilton Partners, Inc. is under the Receiver's Control in the State Court Case, and not the subject of a bankruptcy case in this Court. The Receiver is owed \$2,000 from the Estate as it is the property of Hamilton Partners.

4. Tenant Carst paid \$600 in May 2018 to the Debtor that was deposited into the DIP account after the Receiver was put in place on that property as a result of the First National Bank of Pennsylvania receiving relief from the automatic stay with regard to that property

5. The following amounts belong to Wilson Land LLC a debtor in Case No. 18-10514:

Tenant	Address	Record Owner	Total Rent Sought
Josh Brandts	1204 W Jackson St	Wilson Land	\$800.00
Brittany Tillett	7371 Reynolds Rd Mentor	Wilson Land	\$3,400.00
		Total Wilson	\$4,200.00

The Court ORDERS:

1. The Debtor will pay the Receiver \$2,600 for rent due him from the state.
2. The Debtor will pay \$3,200 to Wilson Land LLC that is the property of Wilson Land.
3. The remaining requests in the Motion are denied.

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Agreed to by:

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**ECF SERVICE**

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